

**Peebles**  
Call 01721 723999

**Offers Over £200,000**

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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**2 Maxwell Street, Innerleithen, EH44 6HS**





A stylish and elegant double upper flatted dwelling presented for sale in pristine decorative order throughout. The property has been sympathetically upgraded and modernised in its entirety to an exacting standard by the current owners, providing flexible living accommodation with an internal footprint extending to 96m<sup>2</sup> or thereby, arranged over two levels. Conveniently located near to worldclass mountain biking trails, and other popular outdoor pursuits as well as a superb range of independent shops, cafés and restaurants.

## Accommodation

### FIRST FLOOR

- \* Own main door
- \* Entrance porch
- \* Hallway
- \* Bright living room with multi-fuel stove
- \* Dining room / third bedroom
- \* Contemporary fitted kitchen
- \* Modern family bathroom with additional shower cubicle

### ATTIC FLOOR

- \* Landing
- \* Two spacious double bedrooms
- \* Cloakroom

### ADDITIONAL INFORMATION

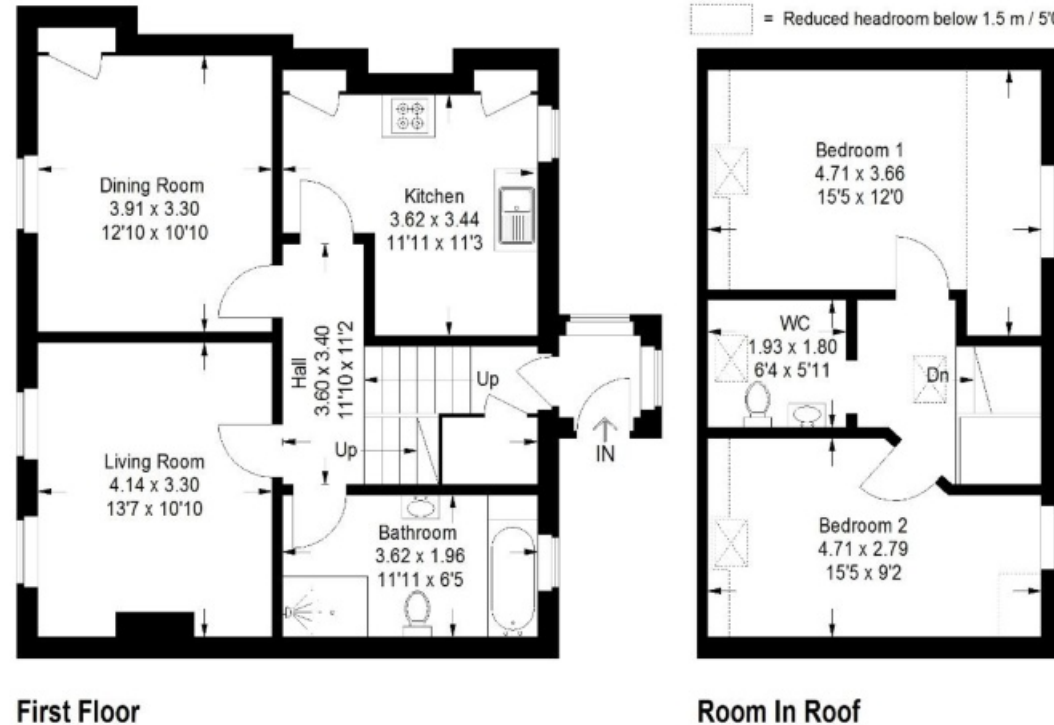
- \* Double glazing
- \* Gas central heating
- \* Private garden grounds
- \* Off-street parking and Car Port
- \* External store

## 2 Maxwell Street, Innerleithen, EH44 6HS

Approximate Gross Internal Area  
96.3 sq m / 1037 sq ft



= Reduced headroom below 1.5 m / 5'0"



First Floor

Room In Roof

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107014)

### Situation

The town of Innerleithen is located within the scenic Tweed Valley giving the town a country feel. It provides a wide range of amenities including independent shops, supermarket and health centre. The local Primary School also provides nursery education and highly regarded secondary schooling is available in nearby Peebles. Pleasant river, woodland and hill walks are close at hand and there is a new cycle path linking Innerleithen with Peebles and Walkerburn. The town is also a renowned mountain biking centre with competitive downhill courses and forest trails, a nine hole golf course is located on the edge of the town with Cardrona championship golf course a mere 4 miles away.

### Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

### Services

Mains gas, electricity, water and drainage.

### EPC

C.

### Council Tax

Band B.

### Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.



Interested in this property?

**Peebles**

**Call 01721 723999**

5 Northgate,  
Peebles, EH45 8RX  
Phone: 01721 723999  
Fax: 01721 723888  
Email: peebles@cullenkilshaw.com

Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon



Also At:  
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Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.